Falcon Chambers

Julia Petrenko

Called 2013



Practice Summary

Julia is described in Chambers and Partners as “excellent, with experience beyond her years” and as “remarkably clever, quick thinking and very client friendly”.

She practises in all areas of real property and landlord and tenant law. Julia has experience of complex, high-value litigation in the High Court, and was led by Kirk Reynolds KC in Brooke Homes (Bicester) Ltd v Portfolio Property Partners Ltd [2021] EWHC 3015 (Ch). This was a 9 day trial of a claim relating to the proposed construction of an eco-town where the claimant sought some £500 million by of damages.

Julia was also junior counsel, at both first instance and on appeal, led by Guy Fetherstonhaugh KC, in B&M Retail Ltd v HSBC Bank Pension Trust (UK) Ltd [2023] EWHC 2495 (Ch). Guy and Julia appeared successfully on behalf of HSBC in this business tenancy renewal claim and secured the inclusion of an immediate redevelopment break clause in the new lease.

Julia also has substantial experience appearing as sole counsel. She has been described as “truly brilliant on her feet” and as “an absolute tour-de-force”. Her cases include the following:

- acting for the claimant in Law Society v Dua [2020] EWHC 3528 (Ch). This was a multi-day High Court trial concerning a claim for an order for sale, which raised issues relating to the scope of the doctrine of res judicata and the law relating to “illusory trusts”
- appearing successfully on behalf of a lender in a County Court trial where it was alleged that a transfer had been induced by fraudulent misrepresentation, undue influence and was an unconscionable bargain
- appearing successfully on behalf of a licensor in a County Court trial where the licensee claimed to have a lease benefiting from the protection of Part II of the Landlord and Tenant Act 1954.

Julia also has a busy advisory practice. She has advised on cases concerning, amongst other areas: forfeiture, Housing Act 1988, mortgages, easements, Rent Act 1977, adverse possession, 1954 Act leases, restrictive covenants, escheat, and land registration including rectification of the register. Julia also practises in other areas of law where they relate to property matters, including professional negligence and restitution.

Education

- University of Cambridge, Emmanuel College: MA Law (2008-2011)
- University of Cambridge Prize for best performance in Land Law examination (2010)

- University of Oxford, Mansfield College: Bachelor of Civil Law (2011-2012).

Professional

- Called 2013: Lincoln's Inn
- Lord Denning Scholar and Hardwick Entrance Award
- Kaplan Law School, BPTC (2012-2013)
- Prior to commencing pupillage, Julia was the Judicial Assistant to Lady Justice Arden in the Court of Appeal (Civil Division), and also taught Land Law at Peterhouse College, University of Cambridge. In 2013, she was awarded the J.P. Warner Scholarship by Lincoln's Inn pursuant to which she spent three months working in Advocate General Sharpston's Chambers, at the Court of Justice of the European Union.
- Julia is fluent in Russian.

Recent Cases

- **Campbell v Chief Land Registrar** [2023] 3 WLUK 77- Julia acted for the Bank of Scotland, which was an interested party in this application for a General Civil Restraint Order. Mr Justice Edwin Johnson made a GCRO for the maximum 3 years.
- **Rumary v (1) Bank of Scotland (2) Constable (3) Rumary** - Julia acted for the Bank of Scotland in this matter which concerned a claim that a transfer had been induced by fraudulent misrepresentation, undue influence and was an unconscionable bargain. The Bank was successful, and the claim was dismissed.
- **Law Society v (1) Ashhoo Dua (2) Shashi Dua** [2020] EWHC 3528 (ch) - Julia was instructed by the Law Society in this multi day High Court trial concerning a claim for an order for sale in which issues relating to scope of the doctrine of res judicata and the law on illusory trusts were considered.
- **Block D, The Jam Factory** - Julia was instructed on behalf of the respondent in the determination of this preliminary issue, which concerned the validity of an application for a determination that the applicant was entitled to acquire the right to manage made under s.84(3) of the Commonhold and Leasehold Reform Act 2002
- **Leadbitter v Sweeney** - Julia acted for the successful Claimant in this two-day trial. The Defendant's claim that she had a beneficial interest in the property was rejected.
- **EFG Private Bank Limited v (1) Lloyd (2) Lloyd** – Julia was led by Stephen Jourdan QC in this possession claim on behalf of EFG Private Bank Limited. This case raised issues relating to the validity of the bank's charge, and whether the equitable principles of marshalling or equity of exoneration meant that a possession order should not be made. EFG Private Bank Limited was successful, and a possession order was made.
- **Harepath v Care and Skill Pest Control** First Tier Tribunal (Property Chamber, Land Registration Division) 31 October 2016, REF/2015/0739 (Judge Ann McAllister), she successfully represented a developer who made an application for a prescriptive right of way. This case raised a question of law relating to the ability of squatter in adverse possession to acquire an easement by prescription, which had not previously been considered in this jurisdiction and which was resolved in favour of the developer
- **Sloane Stanley v Mundy** [2016] UKUT 223 (LC), (led by Stephen Jourdan QC) an important decision of the Upper Tribunal (Lands Chamber) concerning the relative value of leases in which use of a hedonic regression model was rejected.

Publications

- Landlords stuck in the Middle? An article on the Supreme Court decision in Duval v 11-13 Randolph Crescent Ltd [2020] UKSC 18 with Edward Peters
- Landlord’s liability as occupier of premises: Essex CC v Davies L. & T. Review 2020, 24(3) 98-100

Published Comments

"She's very impressive on her feet and clear in her advice, which we found easy to follow and to work through." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Julia is great at navigating conflicting issues, providing sound technical advice." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Julia is a formidable advocate with experience beyond her year of call." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"She is an excellent advocate and very client-friendly." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Julia is incredibly sharp and commercial." *Legal 500 UK Bar Guide 2026*

"Julia Petrenko has a broad practice handling commercial, residential and agricultural matters. She has experience in landlord and tenant issues, such as lease disputes, and has notable knowledge of cases involving injunctions and fraudulent property matters." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Julia is a great barrister who is hard-working and thinks things through." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Julia Petrenko is an outstanding junior on property dispute matters." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Julia is industrious with good judgement. She is thorough and hardworking." *Legal 500 UK Bar Guide 2025*

"Julia is an original thinker and a formidable advocate, and also delightful to work with." *Chambers and Partners UK Bar Guide 2024*

"Julia is an absolute tour-de-force. She has phenomenal attention to detail in trial preparation with other solicitors commenting what a strong advocate she is." *Legal 500 2024*

"Julia is a calm and measured advocate who displays incredible attention to detail and grasps the issues very quickly." *Chambers and Partners UK Guide 2023*

"Julia Petrenko has a very good client manner. She is excellent, with experience beyond her years." *Chambers and Partners UK Guide 2023*

Julia Petrenko has a broad practice handling commercial, residential and agricultural matters. She has experience in landlord and tenant issues, such as lease disputes, and has notable knowledge of cases involving injunctions and fraudulent property matters. "Julia is thorough and good on paper and at trial." "She is very imaginative and has an eye for details. She dug out some killer points on the case." *Chambers and Partners UK Guide 2022*

‘ Julia is remarkably thorough, quick thinking and very client friendly. It was very telling that the other side's solicitor commented after a hearing that our barrister was truly brilliant on her feet. ’ *Legal 500 2022*